

City Council Meeting  
May 14, 2012

Action Item     X      
Information Only           

**Business Item 10**

**Consider Conditional Use Petition for Oversized Accessory Building**

**Issue:** Upon closing the public hearing, City Council will consider issuing a conditional use permit for an oversized accessory building.

**Attachments:** Site Plan

**Analysis:** Staff and the Planning Commission have processed and reviewed a conditional use petition for a proposed garage to be located at 5203 8<sup>th</sup> Street. A conditional use is required to help ensure neighborhood compatibility with oversized accessory structures. The conditional use is also required pursuant to Ordinance number 780-01 for accessory structures in excess of 625 square feet.

The subject property is an established platted single family residential subdivision in the Downtown area. The applicant has an existing home and owns the 4 platted lots immediately to the south of the home where the garage is proposed. The property is bordered to the north by the Tourist Club shuffle board complex. The proposed structure will consist of 750 square feet, a garage door in front and rear and a separate entry door along the side. Staff is of the opinion that the site orientation, size, height (9'), residential grade construction materials and landscape buffering of the proposed structure appears appropriate and compatible with this neighborhood. Staff recommended a picket fence for compatibility purposes with adjoining property owners / historic district. The applicant asked for a couple years for financial reasons to construct. The subject petition is consistent with the condition use petition standards (eight review criteria) as reflected in the City's Land Development Code – Section 11.10.00. The petition has been advertised and the site has been noticed with one reply from an adjoining property owner requesting the purpose of the public hearing and proposed use.

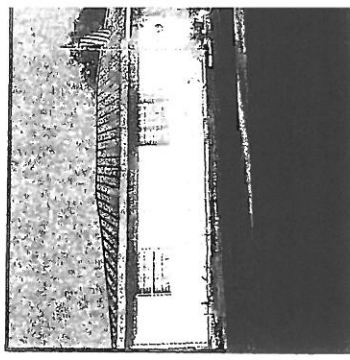
**Site Plan Review Committee and the Planning Commission Recommendation:** Approval of the Conditional Use petition for a 750 square foot garage located at 5203 8<sup>th</sup> Street as presented on the attached site plan with the following approval conditions: 1) Applicant shall install landscaping around the perimeter of the garage; 2) Boundaries of the garage shall be staked for permitting with the Building Department to check building setbacks; 3) Applicant to construct a white picket fence along front property boundary within three years of approval.

**Staff Recommendation:** Approval of the conditional use permit with the three conditions sited by the Planning Commission.

SITE PLAN FOR 25' X 30' X  
ACCESSORY BUILDING  
2/2/2012

Juanita Eiland (802) 505-015  
5203 8th Street (To be comb  
8th Street)  
Zephyrhills, FL 33542

Parcel ID 11-26-21-0010-18  
Parcel ID 11-26-21-0010-18



Preparer:  
First Florida Contractors, LLC  
10205 US HWY 301  
Dade City, FL 33525  
(866) 624-9100

GC: \_\_\_\_\_

Notary: \_\_\_\_\_

Print: \_\_\_\_\_

